



Board of County Commissioners

Inter-Office Memorandum

DATE: December 5, 2002
TO: Keith McCarron, ARPC
FROM: Brian S. Waterman, Transportation Planner
SUBJECT: The Northeast Wakulla County Sustainable Community

Per your request, I have reviewed the application for the referenced project and I have the following questions and concerns:

1. According to the Intergovernmental Coordination Element of the Wakulla County Comprehensive Plan, Wakulla County will address multi-jurisdictional comprehensive planning issues for the purpose of resolving incompatible Goals, Objectives, and Policies and Development in the Comprehensive Plan with the plans of Leon and other counties. While the proposed development in Wakulla County is not necessarily an incompatible goal with Leon County's Comprehensive Plan, significant impacts of roads in Leon County without appropriate mitigation may be.
2. The applicant addresses the Intergovernmental Coordination Element of the Wakulla County Comprehensive Plan by indicating that the owner has coordinated the proposed development with the Wakulla County School Board. However, with approximately 4,000 vehicles daily projected to use Woodville Highway at the Wakulla/Leon County line, it is easy to assume that a significant portion would use Woodville Highway from Capital Circle Southeast to the county line during the peak hour (5-6 pm) in the peak direction (southbound). Currently, the Leon County Concurrency Management System is identifying this road as severely constrained, especially the segment from Capital Circle to Oak Ridge Road. It is held to the 1% de minimus threshold indicating that only 10 (10) more vehicles can be added to the peak direction before mitigation is required. Therefore, the applicant should be coordinating the proposed development with Leon County Department of Community Development in accordance to the Wakulla County Comprehensive Plan.
3. With 1,417 vehicles daily projected to use Old Plan Road at the Wakulla/Leon County line, a similar Concurrency issue exists with the situation that was presented above.

4. While the proposed development has a good mix of land uses and a sustainable internal capture rate, there is no clarification as to how the development will alleviate congestion on North-South Arterials and promote intermodal transportation. With a significant portion of the expected population of the development working in Leon County, and the apparent lack of transit service to the site, congestion may get worse on Woodville Highway as illustrated above. Therefore, the applicant may need to promote other travel demand management strategies, such as car pooling, and/or other traffic mitigation proposals to alleviate congestion on Leon County roads.

With the existence of a solid employment base and infrastructure to facilitate development, the proposed project is a good idea and should be beneficial to the people and the economy of Wakulla County. Leon County Department of Community Development looks forward to working with the Apalachee Regional Planning Council and the applicant to facilitate the development of this site.

If you or the applicant has any questions, they may call me at (850) 488-9300.